

184.0

0004

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

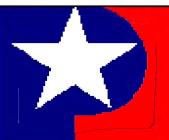
653,800 / 653,800

USE VALUE:

653,800 / 653,800

ASSESSED:

653,800 / 653,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

| No  | Alt No | Direction/Street/City  |
|-----|--------|------------------------|
| 396 |        | APPLETON ST, ARLINGTON |

## OWNERSHIP

Unit #:

|                                    |  |
|------------------------------------|--|
| Owner 1: SMITH CHRISTOPHER JEFFREY |  |
| Owner 2: KAMERZEL LAUREN           |  |
| Owner 3:                           |  |

Street 1: 396 APPLETON ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CHE PING -

Owner 2: WANG FEI -

Street 1: 396 APPLETON ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,330 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Clapboard Exterior and 1597 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6330        |                    | Sq. Ft.   | Site      |           | 0          | 70.        | 0.96 | 7     |            |           |        |   |        |   |        |   | 426,931         |           |   |           |        |      | 426,900   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101      | 6330.000  | 226,900        |            | 426,900    | 653,800     |                   | 123583    |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | GIS Ref   |
|          |           |                |            |            |             |                   | Insp Date |
|          |           |                |            |            |             |                   | 07/09/18  |

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

653,800 / 653,800

USE VALUE:

653,800 / 653,800

ASSESSED:

653,800 / 653,800

!14288!

PRINT

Date

Time

12/11/20

04:09:07

LAST REV

Date

Time

09/18/18

14:22:37

apro

14288

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 227,000    | 0         | 6,330.    | 426,900    | 653,900     | 653,900       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 201,400    | 0         | 6,330.    | 426,900    | 628,300     | 628,300       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 188,900    | 0         | 6,330.    | 359,800    | 548,700     | 548,700       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 176,200    | 0         | 6,330.    | 329,300    | 505,500     | 505,500       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 176,200    | 0         | 6,330.    | 280,600    | 456,800     | 456,800       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 165,400    | 0         | 6,330.    | 244,000    | 409,400     | 409,400       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 165,400    | 0         | 6,330.    | 225,700    | 391,100     | 391,100       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 165,400    | 0         | 6,330.    | 214,700    | 380,100     | 380,100       |               | 12/13/2012 |

## SALES INFORMATION

| Grantor          | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|------------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| CHE PING,        | 69062-481 |      | 3/28/2017  |           | 625,000    | No | No  |       |       |
| SMITH RUTH M/A/R | 54784-578 |      | 6/4/2010   |           | 392,000    | No | No  |       |       |
| SMITH RUTH M     | 44190-342 |      | 11/30/2004 | Family    |            | 1  | No  | No    |       |
|                  | 16214-31  |      | 6/1/1985   |           |            | 1  | No  | No    | N     |
|                  |           |      |            |           |            |    |     |       |       |
|                  |           |      |            |           |            |    |     |       |       |
|                  |           |      |            |           |            |    |     |       |       |

## BUILDING PERMITS

| Date       | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 9/12/2017  | 1172   | Siding   | 26,890 | C   |            |          |            |                    |
| 11/23/2016 | 1451   | Add Bath | 15,000 | C   |            |          |            | finished storage + |
| 3/23/2011  | 186    | Manual   | 2,302  |     |            |          |            | INSULATION         |
| 12/9/2010  | 2386   | New Wind | 4,432  |     |            |          |            | REPL 6 WINDOWS     |
| 1/18/2008  | 75     | Re-Roof  | 5,000  |     |            | G10      | GR FY10    |                    |
|            |        |          |        |     |            |          |            |                    |
|            |        |          |        |     |            |          |            |                    |
|            |        |          |        |     |            |          |            |                    |

## ACTIVITY INFORMATION

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 7/9/2018   | MEAS&NOTICE  | CC  | Chris C |
| 10/16/2008 | Meas/Inspect | 345 | PATRIOT |
| 1/3/2000   | Meas/Inspect | 263 | PATRIOT |
| 7/12/1993  |              | EK  |         |
|            |              |     |         |
|            |              |     |         |
|            |              |     |         |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

